

**MINUTES OF THE REGULAR MEETING  
OF THE PROVIDENCE PUBLIC BUILDINGS AUTHORITY  
HELD ON MAY 18, 2010 AT  
400 WESTMINSTER STREET, PROVIDENCE, RHODE ISLAND**

**The Regular Meeting of the Providence Public Buildings Authority (hereinafter "PPBA") was held on May 18, 2010 at 11:30 A.M.**

**MEMBERS PRESENT: Chairman Lloyd Granoff, Dianne Witman, Stanley Weiss, Thomas Deller and Richard Kerbel**

**OTHERS PRESENT: Linda Painter, AICP, Deputy Director of the Department of Planning and Development, Alan Sepe, Acting Director of Public Property, Daniel Waugh, Esq. of Moses & Afonso, Ltd. and Mal A. Salvadore, Esq., General Counsel**

**Chairman Granoff called the meeting to order at approximately 11:45 A.M.**

**The Board then proceeded to items 2(A) and 3 of its agenda.**

**Chairman Granoff inquired of the other members present if they had any questions or comments concerning the draft minutes of their regular meeting held on April 20, 2010. There being none and upon motion of Richard Kerbel duly seconded by Stanley Weiss, it was unanimously;**

**VOTED: To approve of the minutes of the Board's meeting held on April 20, 2010 and adopt the same as the official minutes of the meeting of the PPBA held on such date and the Secretary of the PPBA is hereby directed to execute an original of such minutes and file the same with the books and records of the PPBA.**

**The Board then proceeded to item 4 of its agenda. Ms. Painter summarized for the Board certain bills recommended for payment at this meeting and detailed in a schedule dated May 18, 2010 and attached to the agenda of this meeting. Chairman Granoff asked Mr. Sepe what the billings of Studio Jaed related to and was advised by Mr. Sepe that such billings were for design work for new science laboratories at 3 schools, including Classical and Mount Pleasant. There being no further questions of the members present with respect to the bills recommended for payment and upon motion of Thomas Deller duly seconded by Stanley Weiss, it was unanimously:**

**VOTED: To pay all of the bills set forth in the schedule dated May 18, 2010 attached to the agenda of this meeting.**

**The Board then proceeded to item 8(A) and 8(B) of its agenda. Upon motion of Thomas Deller duly seconded by Richard Kerbel, it was unanimously**

**VOTED: To close the meeting of the Board pursuant to R.I. G.L.**

**§42-46 (a) (2 and 5), as amended, for the specific purpose of discussing pending litigation and land acquisitions.**

**After holding such closed session and upon motion of Dianne Witman duly seconded by Stanley Weiss, it was unanimously**

**VOTED: To reopen the meeting to the public in accordance with the provisions of the Open Meetings Law of the State of Rhode Island.**

**The Board then proceeded to item 7(A) of its agenda. After due consideration of the same and upon motion of Thomas Deller duly seconded by Stanley Weiss, it was unanimously**

**VOTED: To renew for one (1) year the engagement of Braver, P.C. as the firm to perform the annual audit for the Authority for the fiscal year ending June 30, 2010.**

**The Board then proceeded to item 7(B) of its agenda which involved a request of the Mayor for the Authority to issue bonds to fund fire station improvements and the purchase of fire and rescue apparatus and acquire real property located at 522 Academy Avenue, Providence, Rhode Island. Daniel Waugh, Esq. outlined for the members present the material terms of the proposed bond issue and distributed a copy of a letter from the Mayor to Mr. Granoff as Chairman of the Authority. A true copy of such letter dated May 14, 2010 is attached to these minutes.**

**Mr. Kerbel then advised the other members present that the administration sought to purchase 2 new fire engines at an estimated cost of \$500,000 each and 2 new rescue vehicles at an estimated cost of \$250,000 each. Additionally, Mr. Kerbel stated that other funds would be utilized to renovate certain fire stations already owned by the Authority and that the balance of the proceeds of the proposed issue would be utilized by the City to offset in part the substantial reductions in state education aid.**

**Chairman Granoff then noted that he wanted to review the proposed collateral for this borrowing request and was advised by Mr. Salvadore that First Southwest was presently preparing the same. Additionally, Chairman Granoff disclosed for the record that Mr. Weiss and he maintain a business relationship with Moses and Afonso, Ltd., the firm that Mr. Waugh is affiliated with.**

**There being no further discussion of this item and upon motion of Dianne Witman duly seconded by Stanley Weiss, it was unanimously**

**VOTED: To approve the request of the Mayor to issue up to \$6,600,000 in bonds to fund the acquisition, renovation, repair, replacement, improvement, furnishings and equipping of fire stations, fire and rescue apparatus, and the headquarters of the Providence Water Supply Board at 522 Academy Avenue in the City, including design and feasibility, all as particularly set forth in a letter to the**

**Authority from the Mayor dated May 14, 2010, subject to the approval of such additional financing and related projects by the City Council of the City of Providence, Rhode island, and to authorize the Chairman or any member of the Authority to take any and all action that is deemed necessary, and to execute any and all instruments and./or documents and to determine the final form of the same, to effectuate the aforesaid bond issue; and**

**FURTHER VOTED: That the immediately preceding vote has been made as a preliminary approval of the request of the Mayor subject to the conditions that (a) the City Council approve of this request, (b) a subsequent resolution in the form historically employed by the Authority in transactions of this nature be adopted by the Authority at a subsequent meeting and (c) an acceptable collateral analysis and/or report be presented to the Authority by First Southwest.**

**There being no further business to come before the Board and upon motion of Thomas Deller duly seconded by Dianne Witman, it was unanimously**

**VOTED: To adjourn.**

**The meeting was adjourned at approximately 12:45 P. M.**

**Respectfully submitted,**

---

**Stanley Weiss, Secretary**